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Melbourne Close
Kingswinford

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12 Melbourne Close, Kingswinford DY6 8JH

This modern 4 Bedroom Detached Family Home has been improved, updated and extended by the present owner and is well worth internal inspection to fully appreciate.

Melbourne Close is a popular cul-de-sac location leading off Auckland Road, well placed for amenities and there are pleasant views to the front over the surrounding area. The property benefits from Driveway Parking and there is a single Garage.

With gas central heating, UPVC double glazing and accommodation comprising: Entrance Hall, extended Lounge, Dining Kitchen with Pantry & Walk-in Store off, Landing, Bedroom 1 with En-Suite Shower Room, 3 further Bedrooms and modern Bathroom. There is also a good size Terraced Rear Garden.

OVERALL, THIS IS A PROPERTY MUCH LARGER THAN FIRST IMPRESSIONS, WHERE VIEWING IS HIGHLY RECOMMENDED.

On the Ground floor there is a Canopy Entrance with part double glazed UPVC door opening to the Entrance Hall having a tiled floor, staircase to 1st Floor, radiator and door leading off.

The extended Lounge has a UPVC double glazed bay window, to the front, 2 radiators, part tiled floor, pine mantel fireplace with tiled inset, hearth and electric fire and door to the Dining Kitchen.

The Dining Kitchen has a range of cream shaker style wall and base cupboards, worktops, sink and mixer tap, Rangemaster range cooker with Rangemaster cooker hood over, appliance space, tiled floor, 2 rear UPVC double glazed windows (1 fixed), recessed ceiling lights, table space, radiator, door to Pantry (below stairs), UPVC double glazed rear door and further window and door to Walk-in Store having tiled floor, shelving and radiator.

On the 1st Floor, there is a Landing having a loft access (with ladder), linen Store and doors to 4 Bedrooms and Bathroom.

Bedroom 1 has a UPVC double glazed window, radiator and there is a door to the En-suite Shower Room having a white suite with walk-in tiled shower, having sliding screen door and Mira shower, WC, basin with vanity cupboard below and tiled splashback, shaver point, chrome ladder radiator, obscure UPVC double glazed window, recessed ceiling lights and extractor.

Bedroom 2, 3 & 4 each have a UPVC double glazed window and radiator with Bedroom 4 also having a stair head shelf.



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There is a refitted Bathroom having a modern white suite including bath with tiled surround, side shower screen and waterfall shower over, WC, basin with vanity cupboard below, tiled splashback, obscure UPVC double glazed rear window, recessed ceiling lights, extractor and towel rail radiator.

The Garage has an up and over door, Worcester gas central heating boiler, strip light, tap and power points.

There is a landscaped terraced Rear Garden having a good size paved and gravel patio, retaining wall with border and steps to a middle lawn area, further retaining wall with steps to an elevated lawn area beyond with rear shrub border, side gate with access to the front, timber shed and external power point.

At the front, there is a lawn and block paved Driveway with steps leading to the front entrance.

Tenure: Freehold.

Construction: brick with a pitched tiled roof.

Services: mains water, electricity, rainage and gas are connected to the property. **Broadband/Mobile coverage:** Visit: checker.ofcom.org.uk/engb/broadband-coverage. **Council Tax Band D** with improvement indicator.



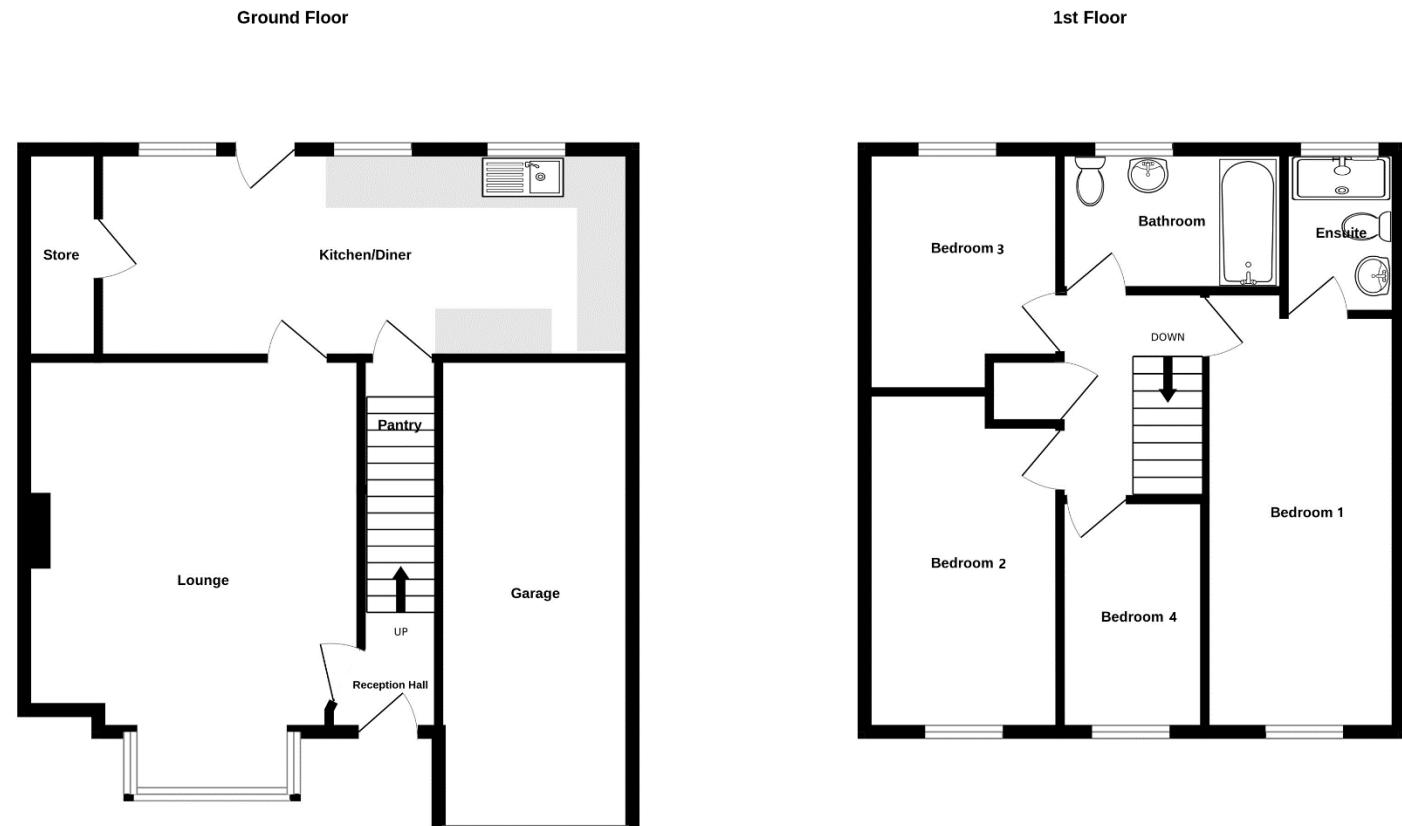
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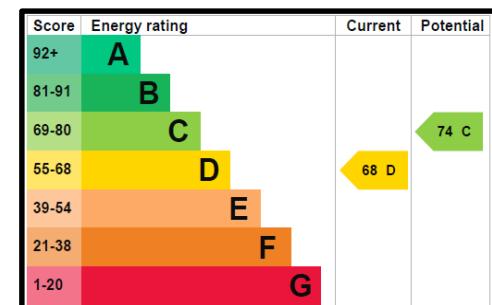


FLOOR PLANS

Entrance Hall
Lounge: 17'5" into bay x 14'1" (5.31m x 4.31m)
Dining Kitchen: 22'10" x 8'5" (6.97m x 2.58m)
Landing
Bedroom 1: 18'1" x 8'3" (5.51m x 2.52m)
En-Suite: 6'1" x 4'3" (2.01m x 1.31m)
Bedroom 2: 13'11" x 8'1" (4.25m x 2.46m)
Bedroom 3: 9'8" x 8' (2.95m x 2.45m)
Bedroom 4: 9'8" x 5'11" (2.95m x 1.82m)
House Bathroom: 9'11" x 5'6" (3.02m x 1.68m)
Garage: 18'4" x 7'9" (5.60m x 2.38m)



Measurements are approximate. Not to scale. Illustrative purposes only.
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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on
<https://www.leeshaw.com/downloads/referral-fees.pdf>



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In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are legally required to carry out anti-money laundering (AML) checks on all individuals purchasing a property. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks to include PEP and Sanctions checks https://nisgroup.co.uk/wp-content/uploads/2025/08/TPOL_008-Complaints-Policy.pdf, biometric ID verification and verification of the source of purchase funds, on our behalf. Once an offer is agreed, Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 plus VAT will be charged (per individually named purchaser, including parties gifting deposits) for each AML check conducted, and Coadjute will handle the payment for this service. These (AML) checks must be completed before the property is marked as subject to contract and prior to issuing the memorandum of sale to the solicitors, to confirm the sale. Please contact the office if you have any questions in relation to this.